

# MEMORANDUM

DATE: October 2, 2003

TO: Planning and Zoning Board

FROM: Bruce D. Chatterton, AICP, Planning and Zoning Manager  
Chris Barton, AICP, RLA, Principal Planner

BY: Sheryl Stolzenberg, Planner III

SUBJECT: PZ Case No. 7-T-03

Applicant: City of Fort Lauderdale Planning and Zoning Division

Request: Amend the City of Fort Lauderdale Future Land Use Plan Map to include areas annexed to the City  
PZ Case 7-T-03

## **Background:**

The City of Fort Lauderdale has annexed five areas through voluntary annexation. The annexation of parcels included in the Dillard High School campus became effective on March 25, 1996. The annexation of Palm Aire and Golden Heights became effective in 2000. The annexation of Melrose Park and Greater Riverland Road annexation area became effective in 2002.

According to Subsection 171.062(2), Florida Statutes (FS): "If the area annexed was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area." Case Number 7-T-03 is accordingly being processed in order to include these annexed areas within the Future Land Use Plan Map of the City of Fort Lauderdale.

With the exception of the Dillard parcel annexations that proceeded due to a request from the Broward County School District, all other annexations were undertaken pursuant to the efforts of the Broward County Legislative Delegation to eliminate unincorporated lands within Broward County. The majority of the voters in each annexed area voted for annexation by the City of Fort Lauderdale with the understanding that the character of the existing areas would be preserved.

## **Analysis:**

In meetings with the staff of the Broward County Planning Council, it was determined that the best method to use in preserving the character of the annexed areas (all of which are developed areas) was to maintain the current limitations set by the Broward County Future Land Use Plan. Those areas that have nonresidential designations are therefore proposed to receive the same nonresidential designation.

For residential areas, it was determined that the best approach to preserving the existing character was to use the "Irregular" density provision of the Broward County Plan and City of Fort Lauderdale Future Land Use element. Irregular density can be applied to areas that are annexed that have existing densities other than the categories of the local comprehensive plan. Portions of the Riverland Road annexation area, for example, had a land use designation allowing a maximum of

3 housing units per acre, which is not a category provided in the City of Fort Lauderdale Future Land Use element. In addition, the residential densities in the Broward County Plan are set in gross acreage. The residential densities of the City of Fort Lauderdale Future Land Use element are set in net acreage. Therefore, in order to assure that the maximum number of residential units permitted in each annexation area does not exceed that permitted by the Broward County Plan, the irregular density provision is recommended.

According to Subsection 9J-11.007, Florida Administrative Code (FAC), all proposed comprehensive plan amendments must be supported by data and analysis similar to that required for the original comprehensive plan. The analysis includes examination of potential impacts of the future land use designation on services such as potable water, sanitary sewer, roadway capacity, transit, drainage, solid waste management and parks. The analysis must also identify policies in the comprehensive plan with which the proposed change is consistent. This analysis must be conducted whether an area is developed or vacant.

The analyses were conducted for each area and are attached as **Exhibit 1**. The analysis must be submitted to the State Department of Community Affairs and Broward County in support of the amendment of the Future Land Use Plan Map, but is not required to be adopted into the City of Fort Lauderdale Comprehensive Plan. The amended Future Land Use Plan Map, including the annexation areas, is the proposed amendment to the City of Fort Lauderdale Comprehensive Plan.

The proposed amended Future Land Use Plan Map, showing the annexation areas, is attached as **Exhibit 2**. Irregular density areas are shown on the map within dashed lines, as required by the Broward County Plan.

The analyses and map were reviewed through the staff Development Review Committee Process and found to be in compliance with state law and consistent with the City of Fort Lauderdale Comprehensive Plan.

**Staff Recommendation:**

Recommend the proposed amendment to the City Commission.

**Planning and Zoning Board  
as the Local Planning Agency:**

The Board shall consider a motion finding that the proposed amendment is consistent with the City of Fort Lauderdale Comprehensive Plan.

**Planning and Zoning Board Review Options:**

1. Recommend the proposed amendment to the City Commission, as proposed
2. Recommend the proposed amendment to the City Commission with revisions as proposed by the Planning and Zoning Board
3. Recommend denial of the amendment